



### SCREENING CRIMINAL HISTORY

Criminal history reports will be investigated for each applicant household member 16 years of age or older. Screening for criminal offenses may be subject to denial. BHPM has established standards that prohibit admission of:

- **Evicted for Drugs:** Any household containing a member(s) who was evicted in the last seven (7) years from federally assisted housing for drug-related criminal activity.



- **Use of Illegal Drugs:** If a member of an applicant household has been convicted of a felony offense involving the sale or manufacture of a controlled substance, the management company:
    - Will deny admission if the conviction, or exit from incarceration, occurred within 7 years of application;
    - May deny admission if the conviction, occurred more than 7 years but within 10 years of application;
    - Will not deny admission if the conviction, occurred more than 10 years before application.
  - **Sexual Offender:** Any household member who is subject to any state sexual offender registration requirement – (See Sex Offender Zero Tolerance Policy)
  - **Violence & Violent Crime:** If a member of an applicant household has been convicted of a violent felony offense, the management company:
    - Will deny admission if the conviction, occurred within 10 years of application; and
    - May deny admission if the conviction, occurred more than 10 years before application.
  - **Felony Conviction:** If a member of an applicant household has been convicted of a nonviolent felony offense, the management company:
    - May deny admission if the conviction, occurred within 10 years of application;
    - Will not deny admission if the conviction, occurred more than 10 years before application.
  - **Misdemeanor Conviction:** If a member of an applicant household has been convicted of a violent misdemeanor, the management company:
    - Will deny admission if the conviction, occurred within 2 years of application;
    - May deny admission if the conviction, occurred more than 2 years before application.
- If a member of an applicant household has been convicted of a nonviolent misdemeanor offense, the management company:
- May deny admission if the conviction, occurred within 5 years of application; and
  - Will not deny admission if the conviction, occurred more than 5 years before application.
- **Habitual Criminal Activity:** An application will be denied if there is a history of habitual criminal activity in the previous seven (7) years.
    1. Drug related criminal activity (any felony drug activity or repeated misdemeanor drug activity)
    2. Other criminal activity that would interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents.
    3. Other criminal activity that would threaten the health or safety of the owner, agent of the owner, any employee, contractor, or sub-contractor who is involved with the housing operations.

A violent felony is a Class A, B, C, D, E, F, or G felony or any felony requiring registration on the sex offender registry. A nonviolent felony is a Class H or I felony.

A violent misdemeanor is a Class A1 misdemeanor or a misdemeanor requiring registration on the sex offender registry. A nonviolent misdemeanor is a Class 1, 2, or 3 misdemeanor. The management company will not consider an arrest or charge that was resolved without conviction.



In addition, the management company will not consider expunged or sealed convictions. The management may deny admission if an applicant has pending charges at the time of application.

Where the management company “may deny” admission to a household based on a criminal conviction or pending criminal charge, the management company will conduct an individualized assessment of the criminal record and its impact on the household’s suitability for admission.

If the applicant’s criminal conviction was related to his or her disability, the management company will consider a reasonable accommodation.

### SEXUAL OFFENDER ZERO TOLERANCE POLICY

In accordance with HUD regulations a zero tolerance policy is in effect to prevent sex offenders from receiving federal housing assistance. Current regulatory requirements include the screening of new applicants and existing tenants for any sexual offenses and registration of any state sex offender list.

- **Property Management:** will conduct criminal background screening with BHPM credit/criminal background screening system that retrieves data directly from the *National Sex Offender database*. They will confirm any sexual offense violations and enforce our policy.
- **Current Tenants:** At annual lease renewal all current tenants will be required to self-certify if they or any of their household members is subject to a sex offender registration program in any state. Tenants will be informed at recertification that screenings of sexual offender registration lists will be conducted according to HUD regulations.
- **Applicants:** applicants will self-certify on their application if they or any of their household members is subject to a sex offender registration program in any state. Any applicant and their household members who is a registered sex offender will be denied housing and their application rejected.